

UNITED STATES BANKRUPTCY COURT
DISTRICT OF MASSACHUSETTS

In Re:

John Malone,

Debtor

Chapter 13

Case No. 24-10885

SUPPLEMENT MOTION TO SELL REAL PROPERTY FREE AND CLEAR OF LIENS

John Malone ("Debtor") filed his Motion to Sell Real Estate Free and Clear of Liens on October 7, 2025. Debtor supplements his Motion as he has learned there is another party that needs to be paid from the closing. The City of Boston Inspectional Services Department came and boarded up the property and removed the squatters while the Debtor was hospitalized this summer. The work was contracted by them to Action Emergency Management and a total of \$7,278.39 is due, see attached invoice.

Wherefore, the Debtor requests that this Court as part of its Order on the Motion for Sale of Real Estate, order the payment to the City of Boston Inspectional Services/Action Emergency Management for \$7,278.39 at the real estate closing and for such other relief as the Court deems just.

Date: November 25, 2025

Debtor,
by his attorney,

/s/ John Ullian

John Ullian, Esq. BBO No. 542786

Amy Puliafico, Esq. BBO No. 682332

The Law Firm of Ullian & Associates, P.C.

220 Forbes Road, Suite 106

Braintree, MA 02184

(781) 848-5980

INVOICE

Action Emergency Management
Services
1087 Broadway
Revere, MA 02151

cferullo@action-es.com
+1 (781) 286-3900



Bill to	Ship to
26 Savin Hill Ave 07/11/245	26 Savin Hill Ave 07/11/245
26 Savin Hill Ave	26 Savin Hill Ave
Dorchester, MA 02125	Dorchester, MA 02125

Invoice details

Invoice no.: FB-10334
Terms: Net 30
Invoice date: 07/11/2025
Due date: 08/18/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Window Opening 2nd Floor (A Side) Included	30"X66" Through bolted	1	\$0.00	\$0.00
2.	Window Opening 2nd Floor (C Side) Included	35"X67" Through bolted	1	\$0.00	\$0.00
3.	Window Opening 2nd Floor (C Side) Included	37"X84" Through bolted	1	\$0.00	\$0.00
4.	Door Opening 1st Floor (C Side) Included	27"1/2X48" Screwed	1	\$0.00	\$0.00
5.	Door Opening 1st Floor (C Side) Included	27"1/2X48" Screwed	1	\$0.00	\$0.00
6.	Door Opening 2nd Floor (A Side) Included	42"X84" Nailed	1	\$0.00	\$0.00
7.	1/2" CDX Plywood		6	\$95.00	\$570.00
8.	2"x4"x8' (Studs)		5	\$9.95	\$49.75
9.	8" Bolt		12	\$1.00	\$12.00
10.	Washers		12	\$1.20	\$14.40
11.	Nuts		12	\$1.20	\$14.40

12. 3" Dry Wall Screws

Document

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\$7.12

\$7.12

13. Clips of 3" Framing Nails	1 box used	1	\$7.25	\$7.25
14. Lock Box	Code 7526	1	\$160.00	\$160.00
15. Large Pad Lock		2	\$165.00	\$330.00
16. Hasps		2	\$55.00	\$110.00
17. Slide Bolt		1	\$10.00	\$10.00
18. Dead Bolts		1	\$78.00	\$78.00
19. Door Knob		1	\$30.47	\$30.47
20. Building Permit	#SF1748086	1	\$30.00	\$30.00
21. Licensed Construction Supervisor	Time for pulling permit	4	\$145.00	\$580.00
22. Licensed Construction Supervisor Deferred Rates	After hour rate	10	\$217.50	\$2,175.00
23. 1 E.S.U. Technician Deferred Rate	After hour rate	10	\$120.00	\$1,200.00
24. 1 E.S.U. Technician Deferred Rate	After hour rate	10	\$120.00	\$1,200.00
25. H-12 E.S.U Truck (Per Hour)		10	\$70.00	\$700.00

Total

\$7,278.39

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CERTIFICATE OF SERVICE

I, John Ullian, hereby certify under the pains and penalties of perjury that I served the **SUPPLEMENT MOTION TO SELL REAL PROPERTY FREE AND CLEAR OF LIENS** by ECF or mailing a copy of same, postage prepaid, to the interested parties listed below and to all creditors on the attached service list.

Richard King
Office of the US Trustee
J.W. McCormack Post Office & Courthouse
5 Post Office Sq., 10th Fl, Suite 1000
Boston, MA 02109

Carolyn Bankowski
Chapter 13 Trustee Boston
P. O. Box 8250
Boston, MA 02114

John Malone
28 Savin Hill Avenue
Dorchester, MA 02125

American Building Construction, Inc.
82 Union St.
Quincy, MA 02169

28 Berkshire Ave LLC
Peter Pasciucco
50 Redfield Street, Suite 201
Boston, MA 02122

The Bank of New York Mellon
Marcus Pratt
Korde & Associates, P.C.
900 Chelmsford Street, Suite 3102
Lowell, MA 01851

Boston Water and Sewer Commission
Janet M. Mahoney, Assistance General Counsel
980 Harrison Avenue
Boston, MA 02119

Chloe, LLC
c/o Ehrhard & Associates, P.C.
27 Mechanic Street, Suite 101
Worcester, MA 01068

Andrew Coppo
Greater Boston Title & Escrow LLC
60 Adams Street, #207
Milton, MA 02186

Elsie Dias
Age Strong Commission
1 City Hall Square
Boston, MA 02201

Federal Home Loan Mortgage
Corporation/NewRez
Brian M Kiser
Marinosci Law Group, P.C.

Federal Home Loan Mortgage
Corporation
Jason Giguere
Zwicker & Associates, P.C.

275 West Natick Road, Suite 500
Warwick, RI 02886

80 Minuteman Road
Andover, MA 01810

Federal Home Loan Mortgage Corporation
Joseph Dolben
Harmon Law Offices, P.C.
150 California Street
Newton, MA 02458

Date: November 25, 2025

/s/ John Ullian
John Ullian, Esq.
220 Forbes Road, Suite 106
Braintree, MA 02184
(781) 848-5980
BBO No. 542786

Label Matrix for local noticing
0101-1
Case 24-10885
District of Massachusetts
Boston
Thu Oct 9 08:58:26 EDT 2025

Chloe, LLC
c/o Ehrhard & Associates, P.C.
27 Mechanic Street, Suite 101
Worcester, MA 01068 United States 01608

Attn: Massachusetts Dept. of Revenue
Bankruptcy Unit
PO Box 7090 Boston, MA 02204

City of Boston Real Estate Tax
CITY OF BOSTON, BOX 55808
Boston, MA 02205

Fed Home Loan Mortgage Corp as Trustee
c/o Specialized Loan Servicing
P.O. Box 636005
Littleton, CO 80163-6005

Janet M. Mahoney
Deputy General Counsel
Boston Water and Sewer Commission
980 Harrison Avenue
Boston, MA 02119-2530

The Bank of NY Mellon Indenture Trustee
c/o Bank of America, N.A.
475 Cross Point Pkwy PO Box 9000
Getzville, NY 14068-9000

Carolyn Bankowski-13-12
Chapter 13-12 Trustee Boston
P. O. Box 8250
Boston, MA 02114-0950

John A. Ullian
The Law Firm of Ullian & Associates, P.C
220 Forbes Road, Suite 106
Braintree, MA 02184-2711

American Building Construction, Inc.
82 Union St.
Quincy, MA 02169-6973

NewRez LLC d/b/a Shellpoint Mortgage Servi
Marinosci Law Group PC
275 West Natick Road, Suite 500
Warwick, RI 02886-1161

Bank of America, N.A.
475 Cross Point Pk
Getzville, NY 14068-1609

Discover Bank
2479 Edison Blvd, Unity A
Twinsburg, OH 44087-2475

Federal Home Loan Mortgage Corp. Trustee (Se
c/o Newrez LLC
dba Shellpoint Mortgage Servicing
(fka Specialized Loan Servicing LLC)
6200 S. Quebec Street, Suite 300
Greenwood Village, Colorado 80111-4720

National Grid
P.O. Box 371338
Pittsburgh, PA 15250-7338

The Bank of New York Mellon
c/o Bank of America, N.A.
P.O. Box 31785
Tampa, FL 33631-3785

Elsie Dias
Age Strong Commission
1 City Hall Square
Boston, MA 02201-1020

Richard King - B
Office of the US Trustee
J.W. McCormack Post Office & Courthouse
5 Post Office Sq., 10th Fl, Suite 1000
Boston, MA 02109-3934

Boston Water and Sewer Commission
980 Harrison Avenue
Boston, MA 02119-2530

Boston
U. S. Bankruptcy Court
J.W. McCormack Post Office & Court House
5 Post Office Square, Suite 1150
Boston, MA 02109-3945

Boston Water and Sewer Commission
P.O. Box 55466
Boston, MA 02205-5466

Fed Home Loan Mortgage Corp as Trustee
26 Savin Hill Ave
Dorchester, MA 02125-4099

Federal Home Loan Mortgage Corp. Trustee for
Freddie Mac Seasoned Credit Risk
c/o Shellpoint Mortgage Servicing
PO Box 10826 Greenville
Greenville, SC 29603-0826

Specialized Loan Servicing, LLC
Specialized Loan Servicing LLC
P.O. Box 636005
Littleton, CO 80163-6005

Andrew Coppo
Greater Boston Title & Escrow LLC
60 Adams Street
#207
Milton, MA 02186-3437

John Malone
28 Savin Hill Avenue
Dorchester, MA 02125